

From: Zara Hanshaw
Sent: Tuesday, April 16, 2024 1:50 PM
To: Victoria Flintoff
Subject: RE: Low Staindale Cottage, Dalby 2024/0145

Hi Vicky,

Given we know that there's bats there and we know it will need a licence I think we can condition the surveys and a copy of the licence. As there is a lot of bat activity I'd like to include in the condition for the surveys that details of the bat mitigation/compensatory strategy is included. The report should therefore include the findings of the surveys, and the details of any mitigation and locations of compensatory measures for bats.

Thanks,

Zara Hanshaw ACIEEM
Ecologist
[\(she/her\)](#)

North York Moors National Park Authority
The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP

From:

To:

Subject: Comments on NYM/2024/0145 - Case Officer Miss Victoria Flintoff - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP,

Date: 15 April 2024 16:04:03

No Objection

The hot lime mortar mix of 1:3 is entirely suitable for the listed building.

The applicants have stated the battens will be replaced as part of the roofing works as for the rafters, purlins, and trusses these will be maintained, and no repairs or replacements carried out. If anything, unforeseen is found during the works the NYMNPA Building Conservation Officer will be consulted prior to any further works.

ALR

Comments made by Building Conservation of The Old Vicarage

Bondgate

Helmsley

York

YO62 5BP

Preferred Method of Contact is: Post

Comment Type is Comment

Letter ID: 622721

From:
Sent: 19 March 2024 11:23
To: Planning
Subject: Comments on NYM/2024/0145 - Case Officer Miss Victoria Flintoff - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP, via email:

No Objection

Low Staindale is a grade 2 listed building. Therefore, this application has been assessed in accordance with Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Chapter 16 of the NPPF and Policy ENV11 of the North York Moors National Park Authority Local Plan (July 2020).

The re-roofing plans will be like for like and the main roof timbers (rafters, purlins and trusses will be kept).

It has not been possible to get inside the property and so I cannot confirm the floorplans provided as part of the application. If this application is approved only the roof plans should be approved and not the floorplan.

ALR

Comments made by Building Conservation of The Old Vicarage Bondgate Helmsley York
YO62 5BP

Preferred Method of Contact is: Post

Comment Type is Comment

Letter ID: 620831

From: Zara Hanshaw
Sent: 13 March 2024 15:46
To: Victoria Flintoff
Cc: Planning
Subject: NYM/2024/0145 Low Staindale Cottage, Dalby

Hi Vicky,

The Bat, Breeding Bird and Barn Owl Scoping Report (MAB, June 2023) states that there are areas of the roof with features that could support roosting bats, but that the works will not impact any of these, and therefore a licence won't be required. However, the Design, Access and Heritage Statement states that further emergence surveys will be required, and a licence for the works will be required, given there is a known bat roost in the roof. It looks like the scope of the works have changed since the MAB survey was completed as this references only repointing, but the application has come in for re-roofing. Please could we get clarification on the potential for the works to impact bat roosting habitat.

Thanks

Zara Hanshaw ACIEEM
Ecologist
(she/her)

North York Moors National Park Authority
The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP